

RIVER'S EDGE ESTATES ASSOCIATION



OCTOBER-NOVEMBER 2024

HOMEOWNERS RIVER'S EDGE

25 Blackberry Mtn. Dr, #8101
Ellijay, Georgia 30536

No short-term rentals allowed

OFFICE MANAGER

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Gate Systems Emergencies
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EMAIL

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WEBSITE

Webmaster:
Penni McDaniel

BOARD OF DIRECTORS

David Ratner, President
Tom Ostby, Vice President
And Water Manager
Jim Carr, Treasurer
Phillip Teagarden, Secretary
Byron Trotter, Member at Large

DESIGN COMMITTEE

Phillip Teagarden, Chairman
Esther Lax
Jim Carr

Firewise Coordinator

Byron Trotter

Newsletter Editor

Judy 'Carr

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Informational purposes only.
Inclusion is neither an endorsement
nor recommendation. Participation
is a personal choice based on your
own evaluation.

RIVER'S EDGE COMMUNITY NOTICES

BOARD MEETINGS

October 16, 2024*

November 20, 2024*

November 2, 2024-Annual Meeting

*Board Meetings are held at the HOA Office at **4:00 pm** on the 3rd Wednesday of each month unless otherwise notified. Please call the HOA office if you plan to attend a meeting to allow Linda time to add additional seating if necessary.



I'm sorry that all of you were involved in the hacking of my e-mail account! I have, since then, created a new account strictly for River's Edge stuff that will show up as "River's Edge Newsletter". In addition, the hackers deleted all of my contacts and thus I have spent several days typing them back into the new account. So, if I have overlooked someone or you want a different e-mail attached to the newsletter, please let me know.

ANNUAL MEETING!

The River's Edge Annual Association Meeting Will be held November 2th at the Victory Christian Center, 208 Victory Circle, Ellijay. An e-mail will go out in the next week or so with all pertinent information This year there are two Board Members up for re-election, Bryon Trotter and Jim Carr.

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BYRON TROTTER, Board Member and Firewise Coordinator:

Byron and Regina Trotter became property owners in River's Edge in 2016 and moved here permanently in 2019. In 2023, Byron accepted a position on the Board after starting his duties as River's Edge Firewise Coordinator. Since becoming the Firewise Coordinator, Byron has documented, photographed and submitted to Firewise the community project plans to manage growth in the common areas, the bi-annual chipping and dead tree removal. He also worked with a representative from the Georgia Forestry Commission to update the River's Edge wildfire risk assessment. These efforts yielded a \$6,000 Firewise grant allotment in 2024. Byron and Regina also bring 11 years' experience as presidents of their HOA in Pasadena, CA. During their HOA experience, they were able to improve the property, while growing their reserves from a negative amount to \$80,000.00. Byron is also a member of the River's Edge Lake Owners Association. Byron's work background started in Chicago. While attending the University of Illinois, Chicago at night majoring in computer science, Byron worked during the day in the commodity futures grain markets for the Pillsbury Company at the Chicago Board of Trade. During his 20-year tenure in the grain markets, Byron became a floor broker/trader at the Chicago Board of Trade. He was also a grain merchandiser in Davenport, Iowa and Milwaukee Wisconsin, managing the logistics of grain procurement while supplying the processor and export markets via rail and barge. In 1997 Byron shifted careers, moved to Pasadena, CA and began working at UCLA in computer network administration/network security. He designed HIPAA compliant, encrypted data networks that securely transported and stored for analysis CMS data supplied by the state of California. In 2014, he became the Director of Information Technology for UCLA Health Policy Research until his retirement in 2019, when they moved to River's Edge!

Since moving to Ellijay, Byron has continued to take on added responsibilities for our community, including Firewise Coordinator, part of the RELO (River's Edge Lake Owners Association) and is one of our hard-working Board members!

JIM CARR, Treasurer and member of the Design Committee:

Jim and his wife Judy moved to Ellijay in 2002 after Jim retired from a 30-year career in the Military as Chief Warrant Officer of Logistics. In December of 2020, Jim and Judy sold their home on top of the mountain in the Tickanetley area and moved closer to town into the River's Edge community.

In addition to Jim's military experience, (if you want a tank or a pencil moved to another country, call Jim), in his early years, he worked for the IRS using his business/accounting degree. After retirement, he was a licensed residential contractor for 10 years. Jim was also the Charter President of the Gilmer County Kiwanis Club and served one year as Lieutenant Governor for the North Georgia division of Kiwanis, International.

Since becoming a River's Edge Board member in January 2022, he has served in the capacity of several titles. Upon being appointed to the board, he was asked to be the Architectural Design Committee Chairman, and to this day, remains a committee member. In May of 2022, he was selected by the Board to serve as Vice President and in June of 2023 he was asked by the Board to serve as Treasurer. Since becoming Treasurer, the Board has taken several steps to help our reserve money grow instead of it sitting in a noninterest bearing account.

In addition to Jim's "I can get it done" attitude, many of you call Jim when something needs to be done as he is one of the first ones to a fallen tree with his chainsaw, first one to a car show, and first one to find a neighbor to help.

If you desire to run for a position on the Board, please contact Linda Black at 706-273-3100 or email riversedge@ellijay.com so we can get your qualifications out there before the meeting.

Just a reminder that Penni McDaniel also puts the River's Edge Newsletter on our website at <https://riversedgeofellijay.com> if it is more convenient for you to read there!



KEEPING UP WITH THE BOARD PREPARATION OF THE 2025 BUDGET

Our Board has a multitude of responsibilities. At this time of the year, one of its major responsibilities is to prepare the coming year's budget. Most associations rely exclusively on homeowner assessments to pay their bills, as is the case with our association. You trust our board to develop realistic annual budgets. The Board bases the budget on past costs of repairs/replacements, current pricing, predictions of future pricing, projections of what may need to be replaced for the following year, and also try to determine what income will be needed from assessments. Our budgetary obligations do not go away if our board does not collect enough revenue to pay our expenses. We need money for increased insurance premiums, salaries for association/office staff, spring/fall chipping, repair of security cameras, repair or replacement of gates, repair/additions to our mail area, 1/2 of any bridge repair, common grounds must still be maintained and mowed, well/water system regular maintenance, financial ability to fix the well/water system if a problem should arise, and reserve for future large obligations such as road repairs or replacement and water/well replacement. If we fall short for any given year, the required amount does not go into our reserve account for those big expenses that we will have sooner rather than later. Associations that do not adequately plan and budget for reserves often end up with deteriorating infrastructure that adversely affects property values. Our proposed budget will arrive with the Annual Meeting announcement in October. (Most of this article is taken from "Common Ground", a community association magazine)

FALL CHIPPING EVENT

The fall chipping process is scheduled to take place in River's Edge the week of the week of November 11, weather permitting. Carlos and his crew are set to be here that week to clear our roadways of accumulated wood debris and he is asking we **DO NOT** include any material with a diameter of more than 8 inches (at the largest end) or with a length that exceeds 10 feet. These restrictions are due to equipment limitations and safety concerns for his crew. Any materials that exceed these parameters, will be left behind and will be the responsibility of the property owner to remove at their own expense. Let's be sure we keep our roadways clear for pedestrians and car traffic as we pile up our debris. By starting our effort now, it will give us all several weeks to get ready. Your cooperation on this project is appreciated.

KEEPING UP WITH THE BOARD

FIREWISE by Byron Trotter

Fall Fire/Wildfire Prevention Tips

Fall is here and the leaves on some trees are already turning and hitting the ground. The recent heavy winds and rain have knocked down both living and dead branches. Soon, tall grasses and weeds will turn brown. This all adds up to a lot of potential fuel for a fire. As the weather cools there will be an increase in fire pit and fireplace usage. If an active fire pit doesn't have a proper mesh screen covering it, the resulting embers can travel as far as a mile or even more before burning out. A dirty chimney can produce embers, as heat from the fireplace can ignite a buildup of creosote or some other debris such as an animal's nest. It's important to have an annual chimney inspection and if necessary, cleaning, particularly if you've burned 1½ face cords or more of wood since it was last cleaned.

While you can take steps to ensure that your chimney or fire pit won't emit significant embers, you can't depend on everyone to take those same steps. However, you can maintain your property in a way that will make it a little more resistant to fire that may come from an external source.

As Winter approaches, those warming fires in firepits will surely start up. While that is one of the pleasures we have, the danger of embers escaping is always a risk. River's Edge mandates that you must use a wire cover over your wood burning fire pit. Community Association Leaders recommend restricting fire pits to only include propane or natural gas. While River's Edge has not adapted that restriction, please pay attention to the height of the flame, the size of the table/pit, availability of water in case embers escape, location of dry yard debris, nearby shrubs, trees, and of course, homes. Embers can travel a mile, so you are also exposing your neighbors to risk, should you fail to use a wire cover. 90% of wildfires are caused by human involvement. In 2021 in the US, a fire department responded to a fire every 23 seconds. A civilian was fatally injured by fire every 2 hours and 15 minutes.

It has come to the Board's attention that people in our community think we have a River's Edge Facebook page. We do not, nor have we been approached by anyone to ask if we should have one. So, whatever is out there, is totally the opinions of whomever posted on the site and is not sanctioned by the Association!

Fall is in the air! Did you get your chimney cleaned yet? You need to because it is time to have our cozy fall fires and hot chocolate! If you haven't done so, make that call now. Even clean-burning gas fireplaces need regular cleaning and inspection. Servicing a gas fireplace is less messy than cleaning a wood burning fireplace, but you may still want an experienced serviceman to do it. The steps necessary to service a gas fireplace are as follows:

••••Inspect the exterior making sure the unit is properly mounted and there are no gaps or cracks in the framework. Check the glass for cracks, loose glass panels, make sure the door gaskets are airtight and clean with vinegar.

••••Inspect the logs which can deteriorate over time.

••••Check the gas ignition. Test the gas ignition under the logs and make sure it lights correctly. Turn off the gas and clean all the valves and ports under and amid the logs by gently rubbing with steel wool. Check for gas leaks by brushing with water and dish soap while looking for bubbles.

••••Vacuum the interior. Dead bugs, dust bunnies and pet hair can accumulate and cause a fire.

••••Check your carbon monoxide detectors! If you do not have one, get one.

••••Inspect your chimney. With gas fireplaces, the biggest threat is condensation. Damp patches on the walls, ceiling stains, and white blotches on the exterior masonry are signs of a compromised chimney.

ROAD TRIPS TO SEE THE AUTUMN COLORS

1. Richard Russell Scenic Highway is surrounded by the beauty of the Chattahoochee National Forest. This 40.6-mile byway winds through the valleys and mountain gaps of the southern Appalachians in Georgia. From the vistas atop Brasstown Bald to the waterfalls, scenic wonders that fill the region. Enjoy spectacular views of the mountains and piedmont at the scenic overlooks.
2. Suches, the highest "community" in the state is called "the Valley About the Clouds". Elevation "downtown" Suches is 3,000 feet. The drive on Highway 60 South from Morganton to Suches combine's some of the prettiest views of the countryside with curvy mountain roads and lots Of roadside attractions including Skeenah Mill, the Swinging Bridge on the Toccoa, Deep Hole, Chattahoochee National Fish Hatchery and Cooper's creek Recreation Area. You can also continue this route to the bottom side of Blairsville and return to Ellijay on 515 South.
3. Lookout Mountain Parkway runs through Alabama and Tennessee before crossing into Georgia And past Cloudland Canyon.
4. Northeast Georgia's scenic Highway 19 begins at US76. You will first come upon the 2,800 Acre Lake Burton surrounded by majestic mountain vistas. Moccasin Creek State Park is on The shores of Lake Burton. Heading south the road follows the Soque River, which is known As one of the finest trout streams on the planet! Meandering past pastures with cows, horses And sometimes wild turkeys, this scenic route arrives at the historic town of Clarksville. Long On history, rich in culture, Scenic 197 is one of the most beautiful drives in Georgia.
5. Blood Mountain Walasi-Yi Interpretive Center, a historic stone structure completed by the CCC in 1937, marks the only covered portion of the Appalachia Trail. On site is the AT gift Center for hikers and tourists.
6. Nantahala River & Gorge (north of Murphy). Follow Highway 19/74 through the Nantahala Gorge along the Nantahala River where there are places to stop and have a picnic, watch the White water rafters and stick your feet into the water.
7. Cherohala Skyway, from Tellico Plains, TN to Robbinsville, NC. Wind through the scenery that rivals the Blue Ridge Parkway. The Cherohala Skyway crosses through the Cherokee & Nantahala National Forests providing spectacular mile-high vistas and brilliant fall foliage.
8. Ride the Rails Festival in Mineral Bluff, October 26. A 5-mile round-trip ride by Railroad Motor Car traveling through the Iron Bridge over the beautiful Toccoa River to Murphy Junction and returning over the bridge back to the Historic Mineral Bluff Depot. Then, take a short ride on the genuine Railroad Hand Car. Real fun for all ages. Special for children: Ride the miniature 7½ gauge hand car for free! **Rides are at 12 pm, 1 pm, 2 pm, and 3 pm**
9. The Blue Ridge Scenic Railroad in the Fall! What else is there to say!

WHATEVER YOU DECIDE TO DO THIS FALL TO SEE THE TREE COLORS, CHECK TO MAKE SURE THESE TRAILS AND ROADS ARE OPEN AFTER THE BIG STORM!!